



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
11-30-2017


MEMORANDUM

DATE: November 21, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for November 30, 2017



The following record plat are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220161040

Ancient Oak North

Plat Name: Ancient Oak North
Plat #: 220161040

Location: Located on the east side of Ancient Oak Drive, 375 feet north of Meadow View Drive
Master Plan: Potomac Sub-region 2002 Master Plan
Plat Details: RE-1 zone; 1 lot
Owner: John and Marianne Wells

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(2)** of the Subdivision Regulations, which state:

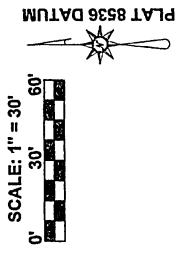
50-35A(a)(2). Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(2) and supports this minor subdivision record plat.

PLAT NO.



VICINITY MAP
1" = 2000'

CURVE TABLE

CURVE BEARING	DELTA	ARC	RADIUS	HORIZ DIST
C1	N14°19'20"W	10.0°	60.0'	9.95'
				9°32'41"

OWNER'S CERTIFICATION
We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision. The owners, their successors and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 96-24(e) of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property.

John H. Wells
Date: 1/19/17
Witness: *Marianne H. Wells*
Date: 1/19/17

SURVEYOR'S CERTIFICATION

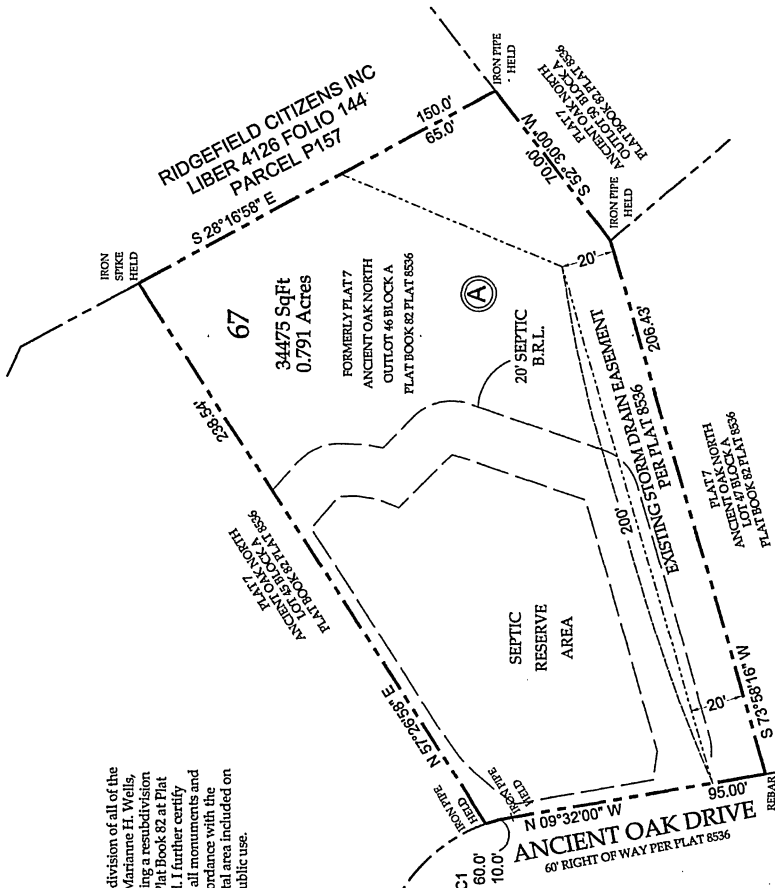
I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a Deed from John H. Wells to John H. Wells and Marianne H. Wells, dated May 17, 1959, and recorded in Liber 8850 at Folio 735; also being a resubdivision of 'Ancient Oak North', 'Outlet 46', as shown on a plat recorded in Plat Book 82 at Plat 8536, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 96-24(e) of Montgomery County Code. The total area included on this plat is 34475 square feet of land. There is no dedication to the public use.

Thomas A. Maddox
Date: 1/19/17
Thomas A. Maddox
Registered Professional Land Surveyor
MD #10850
Exp. 4/3/18

- NOTES**
1. PROPERTY ZONED RE-1 AS OF THE DATE OF PLAT RECORDATION.
 2. LOT IS SERVED BY PUBLIC WATER AND ON SITE PRIVATE SEPTIC SYSTEM, WSSC CATEGORIES 5 & A.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY, NOR IS IT INTENDED TO MAKE AN EXHAUSTIVE LIST OF ALL MATTERS AFFECTING TITLE.
 5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 8532, WSSC GRID 22INW13.
 6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MAJOR SUBDIVISIONS IN SECTION 96-24 OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CREATION OF A LOT FROM PART OF A LOT AS PROVIDED FOR IN SECTION 96-24(a)(2).
 7. LOT 67 APPROVED FOR A 1 BEDROOM HOUSE.
 8. THE LOT SHOWN HEREON IS NOT LOCATED IN A FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP PANEL 24081C007D, MAP EFFECTIVE DATE SEPTEMBER 29, 2006.

SUBDIVISION RECORD PLAT
LOT 67 BLOCK A
ANCIENT OAK
NORTH
A RESUBDIVISION OF
OUTLOT 46 BLOCK A
Plat Book 82 Plat 8536
ELECTION DISTRICT 6
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30'
JANUARY 2017

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8923 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 994-6884



PLAT TOTALS

NUMBER OF LOTS	1
AREA OF LOT	34475 sf
AREA OF SUBDIVISION	0.791 ac
TOTAL AREA SHOWN ON PLAT	34475 SF

PLAT	DATE
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
APPROVED: <i>November 14, 2017</i>	
DATE	
DIRECTOR	
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	
APPROVED	DATE
CHAIRMAN	ASST. SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO.	